

Zoning Text Amendment No.: 17-07
Concerning: Light Manufacturing and
Production – Brewing
and Distilling
Draft No. & Date: 2 – 9/14/17
Introduced: September 26, 2017
Public Hearing:
Adopted:
Effective:
Ordinance No.:

**COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL FOR THAT PORTION OF
THE MARYLAND-WASHINGTON REGIONAL DISTRICT WITHIN
MONTGOMERY COUNTY, MARYLAND**

Lead Sponsor: Councilmember Riemer
Co-sponsors: Councilmembers Leventhal, Hucker, Katz, Rice, and Navarro and
Council President Berliner

AN AMENDMENT to the Montgomery County Zoning Ordinance to:

- revise the definition and standards for light manufacturing and production;
- allow for the brewing and distilling of alcoholic beverages under certain circumstances;
- allow light manufacturing and production use as a limited use in additional zones; and
- generally amend the provisions for light manufacturing and production

By amending the following sections of the Montgomery County Zoning Ordinance,
Chapter 59 of the Montgomery County Code:

Division 3.1.	“Use Table”
Section 3.1.6.	“Use Table”
Division 3.6.	“Industrial Uses”
Section 3.6.4.	“Manufacturing and Production”

EXPLANATION: **Boldface** indicates a Heading or a defined term.

Underlining indicates text that is added to existing law by the original text amendment.

[Single boldface brackets] indicate text that is deleted from existing law by original text amendment.

Double underlining indicates text that is added to the text amendment by amendment.

[[Double boldface brackets]] indicate text that is deleted from the text amendment by amendment.

* * * indicates existing law unaffected by the text amendment.

ORDINANCE

The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland, approves the following ordinance:

1 **Sec. 1. DIVISION 59-3.1 is amended as follows:**

2 * * *

3 Section 3.1.6. Use Table

4 The following Use Table identifies uses allowed in each zone. Uses may be
5 modified in Overlay zones under Division 4.9.

USE OR USE GROUP	Definitions and Standards	Ag	Rural Residential		Residential															Commercial/ Residential			Employment				Industrial		
					Residential Detached									Residential Townhouse			Residential Multi-Unit												
			AR	R	RC	RNC	RE-2	RE-2C	RE-1	R-200	R-90	R-60	R-40	TLD	TMD	THD	R-30	R-20	R-10	CRN	CRT	CR	GR	NR	LSC	EOF	IL	IM	IH
* * *																													
MANUFACTURING AND PRODUCTION	3.6.4																												
Artisan Manufacturing and Production	3.6.4.A																		P	P	P					P	P		
Heavy Manufacturing and Production	3.6.4.B																										P		
Light Manufacturing and Production	3.6.4.C																		L	L	L				L	P	P	P	
* * *																													
Key: P = Permitted Use L = Limited Use C = Conditional Use Blank Cell = Use Not Allowed																													
* * *																													

Sec. 2. DIVISION 59-3.6 is amended as follows:

Division 3.6. Industrial Uses

* * *

Section 3.6.4. Manufacturing and Production

* * *

C. Light Manufacturing and Production

1. Defined

Light Manufacturing and Production means a building used for the manufacturing of finished products or parts including processing, fabrication, assembly, treatment, and packaging of such products and parts, and incidental storage, sales, and distribution, where all manufacturing processes and noise, odor from processes other than brewing and baking, smoke, heat, glare and vibration resulting from the manufacturing processes are contained entirely within a building.

2. Use Standards

Where Light Manufacturing and Production is allowed as a limited use, and the subject lot abuts or confronts a property zoned Agricultural, Rural Residential, or Residential Detached that is vacant or improved with an agricultural or residential use, site plan approval is required under Section 7.3.4.

a. In CR and CRT zones, the only allowed light manufacturing uses allowed are:

- i. brewing alcoholic beverages up to 22,500 barrels a year;
and
- ii. distilling alcoholic beverages up to 50,000 gallons per year.

b. In the EOF zone, the only use limitations are:

i. brewing alcoholic beverages up to 60,000 barrels a year;

and

ii. distilling alcoholic beverages up to 100,000 gallons per year.

Sec. 3. Effective date. This ordinance becomes effective 20 days after the date of Council adoption.

This is a correct copy of Council action.

Linda M. Lauer, Clerk of the Council